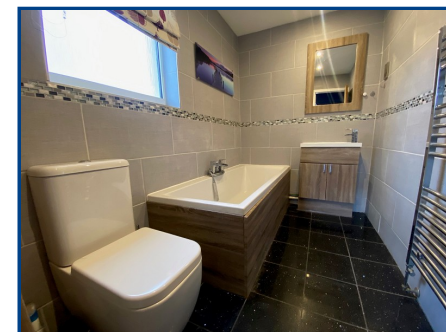


**Cedar Street
Cwmgwrach
Neath
Neath Port Talbot.**

Price £199,950

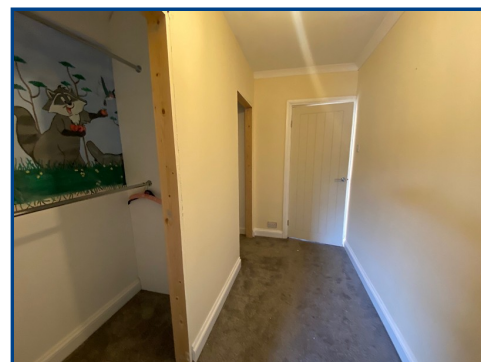


- SEMI DETACHED PROPERTY
- 3 BEDROOMS + DRESSING ROOM
- LOUNGE THROUGH TO DINING ROOM
- CONSERVATORY
- KITCHEN & UTILITY ROOM
- ENCLOSED REAR GARDEN WITH MOUNTAIN VIEWS
- SINGLE GARAGE
- VILLAGE LOCATION

General Description

IDEAL FIRST PURCHASE & SPACIOUS FAMILY HOME!
3 Bedroom extended, semi detached property, situated in the semi rural village location of Cwmgwrach. Call us today to view.....

EPC Rating: D59



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Cedar Street, Cwmgwrach, Neath, Neath Port Talbot.

Property Description

IDEAL FIRST PURCHASE & SPACIOUS FAMILY HOME!

3 Bedroom extended, semi detached property, situated in the semi rural village location of Cwmgwrach. Property offers; Entrance to hallway, lounge to dining room, conservatory, kitchen & utility room, family bathroom to the 1st floor. 3 Bedrooms, dressing room & shower room to the 1st floor. Externally the property offers, spacious rear garden with single garage.

This property is ideal for a growing family with some modernising required & offers gas central heating & double glazing throughout. Cwmgwrach has many local amenities, shop, schools, local Sainsbury store & petrol station, beautiful rural walks, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate this spacious property & location. Call us today to book your viewing.....

Entrance Hallway (11' 0" x 5' 11") or (3.35m x 1.80m)

Entrance hallway, staircase leading to the 1st floor, laminated flooring, wall mounted electric meter, vertical radiator.

Lounge (23' 05" x 12' 05" x 10' 3") or (7.14m x 3.78m x 3.12m)

Bay window to the front, laminated flooring, Storage cupboard housing gas central heating boiler, radiator. French doors leading to conservatory.

Conservatory (15' 10" x 9' 02") or (4.83m x 2.79m)

Tied flooring, radiators. French doors to the side giving access to the rear garden.

Family Bathroom (9' 0" x 5' 08") or (2.74m x 1.73m)

Frosted window to the side, panelled bath, vanity hand basin, low-level WC, spotlights to the ceiling, tiled flooring, heated towel rail, fully tiled walls.

Utility Room (4' 05" x 4' 00") or (1.35m x 1.22m)

Cedar Street, Cwmgwrach, Neath, Neath Port Talbot.

Frosted window to the front, plumbing for a washing machine, space for a tumble dryer, work top over.

Kitchen/Diner (10' 10" x 8' 07") or (3.30m x 2.62m)

Window & door to the rear, giving access to the garden. A range of wall & base fitted units, gas hob with extractor fan above, electric oven, tiled flooring. Plumbing for a dishwasher.

First Floor Accommodation

Landing area, window to the side. Doors leading to.

Bedroom One (13' 0" x 12' 02") or (3.96m x 3.71m)

Window to the rear, built in wardrobe area, radiator.

Bedroom Two (12' 11" x 7' 07") or (3.94m x 2.31m)

Window to the rear, radiator.

Dressing Room (9' 04" x 4' 04") or (2.84m x 1.32m)

Dressing area, with clothes rails & shelving.

Bedroom Three (12' 02" x 10' 02") or (3.71m x 3.10m)

Window to the rear, radiator.

Shower Room & WC (6' 10" x 5' 10") or (2.08m x 1.78m)

Frosted window to the front, shower cubicle, hand basin, low-level WC. Fully tiled walls, laminated flooring, heated towel rail.

External

Low maintenance frontage. Enclosed rear garden benefiting from decked seating area & lawn. Single garage to the rear of the property.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

